

Introduced by: Councilmember Seamens

First Reading: March 24, 2008  
Second Reading: April 14, 2008  
Effective Date: May 5, 2008

**CITY OF TAKOMA PARK, MARYLAND**

**ORDINANCE 2008-14**

**AMENDING CHAPTER 16.04 OF THE *TAKOMA PARK CODE*  
TO REQUIRE ALL COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL  
DEVELOPMENT ACTIVITY TO COMPLY WITH THE CODE AND  
CORRECT THE OMISSION OF PERMIT FEES FOR MULTI-FAMILY,  
COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENT**

WHEREAS, the purpose of the Stormwater Code is to protect, maintain and enhance the public health, safety, and general welfare by establishing minimum requirements and procedures to control the adverse impacts associated with increased stormwater runoff within the City; AND

WHEREAS, proper management of stormwater runoff will minimize damage to public and private property, reduce the effects of development on land, control stream channel erosion, reduce local flooding, and maintain after development, as nearly as possible, the pre-development runoff characteristics of the area; AND

WHEREAS, currently all development activities that disturb less than 5,000 square feet of land area are exempt from stormwater management requirements; AND

WHEREAS, the exemption of commercial, industrial, and institutional development activities of less than 5,000 square feet of disturbed area does not provide adequate control to prevent the adverse impacts of stormwater run-off; AND

WHEREAS, the existing Stormwater Code is missing permit fee amounts for multifamily and commercial, industrial, and institutional developments.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
TAKOMA PARK, MARYLAND THAT:**

Title 16, Chapter 16.04 of the Takoma Park Code be amended as follows:

**Section 16.04.060 Exemptions from requirements.**

~~The following d~~ Development activities that meet the following criteria are exempt from the provisions of this chapter and the requirements of providing stormwater management:

A. Agricultural land management activities;

B. Additions or modifications to existing detached ~~one~~ single-family dwellings ~~if they comply with subsection (C) of this section~~ that do not disturb more than 5,000 square feet of land area.

C. ~~Developments that do not disturb more than 5,000 square feet of land area; and~~

Đ. C. Land development activities which the Administration determines will be regulated under specific State and/or County laws, which provide for managing stormwater runoff and this determination is approved by the City Public Works ~~Manager~~ Director.

#### **Section 16.04.170 Fees.**

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A. Review Fee. A non-refundable application and plan review fee shall be paid at the time the stormwater management plans are first submitted for technical review. The amount of the review fee shall be as follows:

1. Residential Development.

a. Single family dwellings: \$100.00.

b. Multifamily dwellings: 2 to ~~6 units, \$25 per unit, with a minimum fee of \$100.00; 7 to 20 units, \$20.00 per unit, and 21 or more units, \$15 per unit.~~ 20 units, \$20 per unit, with a minimum of \$100.00.

c. Commercial, industrial and institutional development and Multifamily dwellings of 21 units or more: \$0.05 per square foot of impervious area. By way of example, “impervious area” includes the roof of a building and paved parking area.

E. Permit Fee.

1. Single-family dwelling: \$500.00.

2. Multifamily dwellings: 2 to 20 units, \$100 per unit, with a minimum fee of \$500.

3. Commercial, industrial and institutional development and multifamily dwellings of 21 units and more: \$0.25 per square foot of impervious area.

Adopted this 14th day of April, 2008 by roll-call vote as follows:

AYES: Williams, Barry, Robinson, Seamens, Snipper, Wright

NAYS:

ABSTAIN:

ABSENT: Clay

#### **EXPLANATORY NOTE**

Additions to the existing language of the Takoma Park Code are indicated by italics and underlining.

Deletions to the existing language of the Takoma Park Code are indicated by ~~strikeout~~.